

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

September 13, 2012

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:03 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Jaime Escobedo, Christine Hall, Joe Mora, Craig Nicholson, (Board Member Lisa Welch absent). Also in attendance: Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

**Owners in attendance:** Mr. Lafranchi (unit 213), Ms. Mullin (unit 259) and Mr. Schon (unit 356).

Ms. Mullin (259) discussed the (owner-installed) **privacy screen** on her porch that must be removed prior to the exterior painting. The Board noted the screen is not of the approved design and a request to install an approved screen must be submitted.

Mr. Schon (356) discussed a **replacement front door** for unit 356; Board approved a door with no more than 12 vertical inches of glass (frosted or clear) at the top of the door.

Mr. Lafranchi (213) discussed clothes **dryer disposal** and schedule for **power-washing** building's exterior.

**Meeting Minutes:** The **August Board Meeting minutes** (8/9/12) were **approved** as presented.

#### Treasurer's Report:

	August '12	YTD
Total Income	\$75,584.15	\$563,217.32
Operating Expenses	41,263.13	227,144.76
Reserve Expenditures	1,547.15	266,348.19
Total Expenditures	42,810.28	493,492.95
Transfer to Reserve	(32,773.87)	(149,492.37)
Transfer from Reserve	0	80,399.00
Total in Savings	\$1,465,804.41	
Total Assets	\$1,495,968.97	

James N. reported Operating Expenses are approximately 12% below budget; also noted the Reserve expenditures were applied to siding repair work, preparation for the exterior painting. The August Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, front gate map repair, water leak at building 7624, people possibly living in car in Phase III lot, pagoda light repair survey and dog waste not being picked up by unit 213 and unit 307 not discarding pet waste bags.

## Old Business

The Board addressed:

- **Exercise Room/equipment/floor cleaning:** Tabled.
- **Cleaning service:** James N. created a janitorial list of duties.
- **Dry rot repairs:** James N. reported that repair at units 360/361 will be carried out in conjunction with the exterior painting prep.
- **Pool fence:** County Health Dept. approval for design submitted currently under consideration, decision to be rendered by end of month (Sept.).
- **Pagoda lights:** Joe M. will continue to survey the property for damaged lights; Board previously approved repairing 15 pagoda lights.
- **Sauna heater:** Tabled
- **Exterior painting:** Affordable Painting will start project at end of month (Sept.).
- **Walkway repair:** Joe M. will mark sections needing repair or replacement.

No other Old Business

## New Business

Items addressed:

- **Patio/Balcony storage:** Board discussed with regards to excessive patio/balcony storage, acceptability of carpeted patios; violation notices distributed; monthly Newsletter item to state: "*No excessive storage on patio and balcony*". Front door areas must be kept clear.
- **Board email discussions:** James N. reminded the Board that discussion of Board via email is prohibited.
- **Gutter cleaning:** Board discussed bids submitted by three roofing companies in comparison to current Merit Office Cleaning charge. No action taken.
- **Insurance:** James N. delivered copies of the insurance policies to the Board.
- **October Board Meeting agenda:** proposed Annual Budget; CPA review/audit and tax returns.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:37 pm.

The next Board meeting is scheduled for Thursday, October 11, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe